

# Ⓢ Circle D Round-Up

## Long Overdue and About Time!

Twenty years ago, 2006, was the last time our annual HOA dues were raised. We should acknowledge and commend past Board members for their efforts in managing the HOA dues and the association as a whole. Thank you for your tireless efforts managing CDCA!

As our neighborhood continues to grow and evolve, so do the costs of maintaining the high standards (including maintaining your property values) we all enjoy. From maintaining the park and security to community events and infrastructure repairs, every dollar of our HOA budget is allocated to preserve property values and enhance our shared quality of life. Raising annual dues is not about spending, it's about ensuring we have the resources to meet rising costs and invest in the long-term sustainability of our community.

Over the past few years, inflation and increased service demands have stretched our budget beyond its limits. The association margins are thinner and thinner every year. Here's an example for you to think about....The association has spent THOUSANDS of dollars over the past few years on Attorney fees because of frivolous and unnecessary lawsuits brought against the association. This is YOUR money being wasted on lawsuits brought against the association by YOUR neighbors.

Essential services like trash collection, insurance premiums, and maintenance contracts have all seen significant cost increases. Without a modest adjustment to dues, we risk falling behind on repairs, delaying upgrades, or cutting back on amenities that make our neighborhood special. By proactively increasing dues, we will maintain a stable financial foundation which in turn will help maintain your property values.

Most importantly, increasing our dues in a methodical manner empowers us to plan for the future. Whether it's improving the playground at the park, enhancing security systems, or launching new community programs, these investments require foresight and funding.

Cont.



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### Special Points of Interest

- Membership Dues Increase
- Fire Station Update

A well-funded HOA means we can respond to challenges swiftly, seize opportunities confidently, and continue building a neighborhood we're proud to call home. Your support ensures our community remains vibrant, safe, and welcoming for years to come. TWENTY years is long enough!

Many thanks,

CDCA Board of Directors



## CDCA 2025 Annual Meeting

As we did not release a summer newsletter, please note that the Annual Meeting was held on Saturday, May 17, 2025, at the Bastrop Convention & Exhibits Center in Bastrop, TX. Ninety-three members attended.

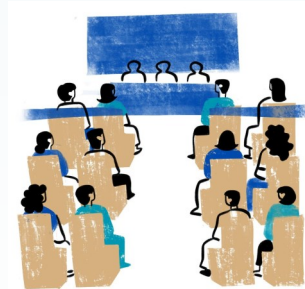
Four Board Members were elected for two-year terms:

Don Aylesworth

Lynn Motz

Matt Rainey

Travis Tacker



Thank you to all who joined us. We look forward to seeing you at next year's annual meeting in May of 2026, again at the Bastrop Convention & Exhibits Center.

Thank you.

Circle D Civic Association Board of Directors

## Board Meetings Update



Because Texas Property Code § 209.0051 requires all board meetings to be open to association members and the fire station training room only holds 30 people, the Board considered using Zoom. However, purchasing the necessary Zoom plan would significantly raise our cost to add the 6 Board Meetings a year. As a result, the Board has decided to hold the November meeting at the CDCA Park Pavilion while continuing to look for other avenues regarding online participation. There will be limited seating so it is suggested that you bring your own chair if you plan to attend.

All meetings of the CDCA Board of Directors are open to members of the Association. Those who wish to speak are limited to one three (3) minute session for general comments.

Members must fill out request slip(s) in advance. Sign up must be one item per slip and the topic must be written legibly (no numbers). Speakers shall introduce themselves by stating their name and the section or street where their property is located. Any response to a public comment that is made on an item that is not on the published final agenda will be limited to a statement of factual information or a statement of existing policy given in response to the public comment. Any deliberation or decision by the Board must be limited to a proposal to place the subject on a future agenda.

All meetings are recorded to assist with the preparation of meeting minutes. Recordings are kept only until approval of minutes at the next subsequent board meeting. Your attendance at this meeting constitutes your acceptance and approval of this policy.



### **Reminder of Board Meeting Programming Change**

The CDCA Board Meetings will now start at 9:00 AM instead of 8:30 AM. Executive sessions will be held from 8:30 to 9:00 AM before the regular meeting. This change aims to streamline meetings by avoiding disruptions caused by pausing for executive sessions. We hope this adjustment improves the efficiency of our board meetings.



Being a good steward of your neighborhood means taking pride in the place you call home and doing your part to make it a welcoming, safe, and thriving community. It starts with simple actions—keeping your property tidy, respecting shared spaces, and offering a helping hand to neighbors when they need it. Stewardship also involves being mindful of how your choices affect others, such as reducing noise, picking up litter, and supporting local initiatives that improve the area. When everyone contributes in small ways, it creates a ripple effect that strengthens the community’s spirit and beauty.

Beyond physical care, being a good neighbor also means fostering connection and kindness. Getting to know the people who live around you builds trust and a sense of belonging, making the neighborhood feel more like a shared home than just a place to live. Whether it’s organizing a cleanup day, checking in on an elderly resident, or participating in community meetings, these acts of engagement show respect for both the people and the place itself. Ultimately, good neighborhood stewardship is about creating an environment where everyone feels valued and inspired to do their part.



### Meet the New CDCA Bookkeeper



Hi, I’m Jorey Ritchie, the Bookkeeper for our HOA. I have a background in budgeting, contract management and accounting, with five years of experience working in Financial Management for the Federal Government. During that time, I earned several certifications in budgeting, accounting and a contracting warrant. I now serve as the Administrator for Celebration Community Church. In my free time, I enjoy reading, baking, cooking and spending time with my family.

Jorey joined us on August 12th and has quickly demonstrated strong accounting and budgeting skills. He has adapted efficiently and maintains a consistently positive presence in the workplace. We look forward to continued teamwork with Jorey in the future.



## **CDCA Office Continues to be Closed to Walk-Ins Until Further Notice**

The Board will continue limiting office access to scheduled appointments only. The office remains operational, with the office manager responding to phone calls and emails. Please call the office to arrange an appointment if needed.

Thank you for your patience as we continue to monitor the situation, and we apologize for any inconvenience.

CDCA Board of Directors



### **Fire Station 3 on FM 1441**



On September 17, 2025, a fire was reported near Green Grass off FM 1441. Some members asked why station 3 on FM 1441 did not respond. Station 3, part of Bastrop County ESD #2, was staffed 24/7 with paid firefighters during renovations at station 2 in Tahitian Village. After those renovations finished, staff returned to station 2, so station 3 is no longer continuously manned.

District 3, serving Circle D subdivision, is the smallest of the four districts and has fewer service calls than Paige District. Staffing Station 3 on FM 1441 with three shifts of three firefighters and equipment around the clock would cost about \$1 million annually. This is included in the five-year growth plan and will be implemented when the budget permits.

Due to the high fire danger because of the current drought, proactive measures have been implemented as of 10/01/2025. The FM 1441 station is being staffed daily from 12PM to 7PM daily to cut down on response times and try to keep any fires to a minimal. This staffing will be a combination of volunteers and paid staff working overtime.

## Park Well and CDCA Office Building Update

### Circle D Well -

**Recap:** The original well that was a turbine style and broke its shaft at 65ft underground needed to be replaced or fixed. It would have been \$10,000 to investigate and in the upwards of \$50,000+ to fix it. The board sought out multiple well drilling companies and received quotes to replace the existing well. All companies confirmed that we did not require a well permit because we already had one in place. The Lost Pines Groundwater Conservation District was confirmed in 2002, and this is when all wells in Bastrop County had to be registered. The Circle D well was taken out of service in the 1980's and for unknown reasons they felt no need to register it. So, by not registering it we must start from the beginning and obtain a well permit.

**Update:** We learned by, attending the meetings, that the LPGCD advised Circle D would benefit by putting the pump for the well to be set at 600' due to expected future draw-downs from LCRA. Circle D obtained the appropriate permit for the 25gpm pump so the well driller will be able proceed with completed the task at hand. We are looking forward to having a working well in place. It will allow our beautiful lakes to stay functional and not dry up in these harsh droughts. Please remember that the well is not there to keep the lakes "full" but it's a guard net to keep them functional for the wildlife that depend on it and for our Circle D community to enjoy.

### Office Update -

Bastrop is growing by leaps and bounds, and Circle D has felt the growing pains in the office that is busting out of its seams. Looking into the future and not expecting any slowdowns on growth this is a perfect opportunity to build our own office on Circle D grounds, to fulfill needed space, to accommodate the growth and eliminate the waste of renting office space. We have obtained and completed a job walk with the Civil Engineer. We have been collecting bids from Structural Engineers. Once a Structural Engineer is chosen and both have completed their drawings, we will send it out to trusted builders that have been working with Circle D previously by working on custom homes in the area and also The Blue Book Construction Bid Network to receive quotes to build the new office. As always, we will keep the Circle D community updated with all progress.

Thank you for your support.

This table shows the number of houses built by year in Circle D.

Circle D Homes by Year Built

<u>Year</u>	<u>Number of Homes</u>
under construction	5
2025	4
2024	10
2023	12
2022	16
2021	21
2020	25
2019	20
2018	29
2017	38
2016	38
2015	18
2014	32
2013	41
2012	99
Sub-total	408
2011 & earlier	231
Total	639
Lost in Sept. 2011 Complex Fire	332

10/29/2025

**Circle D HOA gives a very warm  
welcome our newest neighbors.**

Stephen & Irma Perez  
Matthew & Sara Walli  
C Daniel Properties, LLC  
Andrew Hamilton  
Lee Faulkner  
Nicholas Balsino & Laura Higgins  
Chloe Bethea  
Shannon Demarco  
San Antonio Creative Investors, LLC  
Stephen & Daneille Molina  
Lynn Lowery  
Shannon & Miranda Hargrave  
George Simmons  
Jeff & Shawna Johnson  
Nathan & Lindsay Baker  
John Fournier & Leann Filley  
Big Foot Custom Homes, LLC



Circle D Civic Association  
Holly Jolly Social Hour  
Hosted by the Welcome Committee

December 6, 2025  
Time To Be Announced



In Remembrance,

The Board of Directors would like to recognize the passing of one of the longest residents of neighborhood. Fay Zeman died on October 10th. She was 97 years old. Fay and her husband James moved into the neighborhood back in the early 1980's! She had a remarkable life. I've been told she was a walking library of information on the history of Circle D.

I can appreciate Fay's passion for learning. She earned a master's degree from UTEP and actually has a thesis on domestic violence stats sitting in the Library of Congress. I'm sure she's the only Circle D resident that can make such a claim!

To those that knew her, she was larger than life with her entrepreneurial spirit, boundless kindness, and unwavering love for those close to her. Fay was a tireless champion for the rights of all, especially women. Her warmth, compassion, and unwavering support uplifted everyone around her. Fay's legacy is one of love, courage, and dedication. For those that knew her, she will be missed.

Be well,

Jim Stephens  
CDCA Board President



**CIRCLE D CIVIC ASSOCIATION MEMBER ANNOUNCEMENTS**

If you have an announcement you would like to have published in the Circle D Round-Up Newsletter, please email the office with the information. It will be added in the next, upcoming newsletter.

## Important Upcoming Events

**CDCA Board Meeting**  
**Saturday, November 8, 2025,**  
**@ 9a - CDCA Park Pavilion**

**CDCA Annual Community**  
**Garage Sale**  
**November 15, 2025 @ 8:00am**

**Circle D Civic Association**  
**Holly Jolly Social Hour**  
**Hosted by the Welcome Committee**

**December 6, 2025**  
**Time To Be Announced**

**Tires & Electronics Clean Up**  
**January 24, 2026**  
**Sponsored by Bastrop County**  
**Voucher Needed**  
[https://www.co.bastrop.tx.us/  
page/ds.household\\_waste](https://www.co.bastrop.tx.us/page/ds.household_waste)

## Board of Directors

### Office Location:

111 N Hasler Blvd Rm 214

Bastrop, TX 78602

(512) 321-5272

Mailing Address: PO Box 852

Bastrop, Texas 78602

Park Location: 930 FM 1441

Bastrop, Texas 78602

### CDCA Office Hours:

Monday Closed

Tuesday 11 am to 3 pm

Wednesday 11 am to 3 pm

Thursday 11 am to 3 pm

Friday 1 pm to 5 pm

### PayHOA.com

View Account | Pay Dues |  
Access Data

From the By-Laws:

*SECTION 4.1: Number. The affairs of this Association shall be managed by a Board of seven (7) directors, who must be members of the Association in good standing. State law prohibits the Association from preventing a delinquent member from running for the board, but does not prevent the board from requiring the individual to become current in order to serve.*

*SECTION 4.2: Term of Office. The number of directors constituting the Board of Directors of the Corporation is seven (7), of whom four (4) directors shall be elected biennially for a term of two years and three (3) directors shall be elected for a two-year term in the intervening years.*

Jim Stephens	- CDCA President
Don Aylesworth	- CDCA Vice President
Sonna Gabourel	- CDCA Secretary
Lynn Motz	- CDCA Treasurer
Matt Rainey	- CDCA Board Member
Sean Keahey	- CDCA Board Member
Travis Tacker	- CDCA Board Member
Lana Thomas	- Office Manager
Jorey Ritchie	- Bookkeeper